

# 401 Columbia River Highway

CLATSKANIE, OR 97016



*Retail/office space for lease with generous rent incentives*

## CONTACT

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**NAI Elliott**

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# Property snapshot

Located in the heart of Clatskanie, this standalone retail building offers a flexible layout, highway access, and proximity to established neighborhood retailers. The property is well suited for a variety of retail, service, wellness, medical, office, or community-oriented uses. Generous free rent incentives are available for qualified tenants.

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## AVAILABILITY

### 3,894 SF Standalone Building with Drive-thru

- 2,614 SF (ground floor)
- 1,280 (2nd floor) (including
- 480 SF of unfinished storage)

**Rate: Call for details**

## HIGHLIGHTS

- Generous rent incentives for qualified tenants including one year of free rent with a five-year lease or two years with a ten-year lease
- Existing drive-thru window, subject to tenant use and needs
- Easy highway access
- Established co-tenants including Hi School Pharmacy, Safeway and Subway
- High visibility
- Standalone pad building with a drive-thru feature





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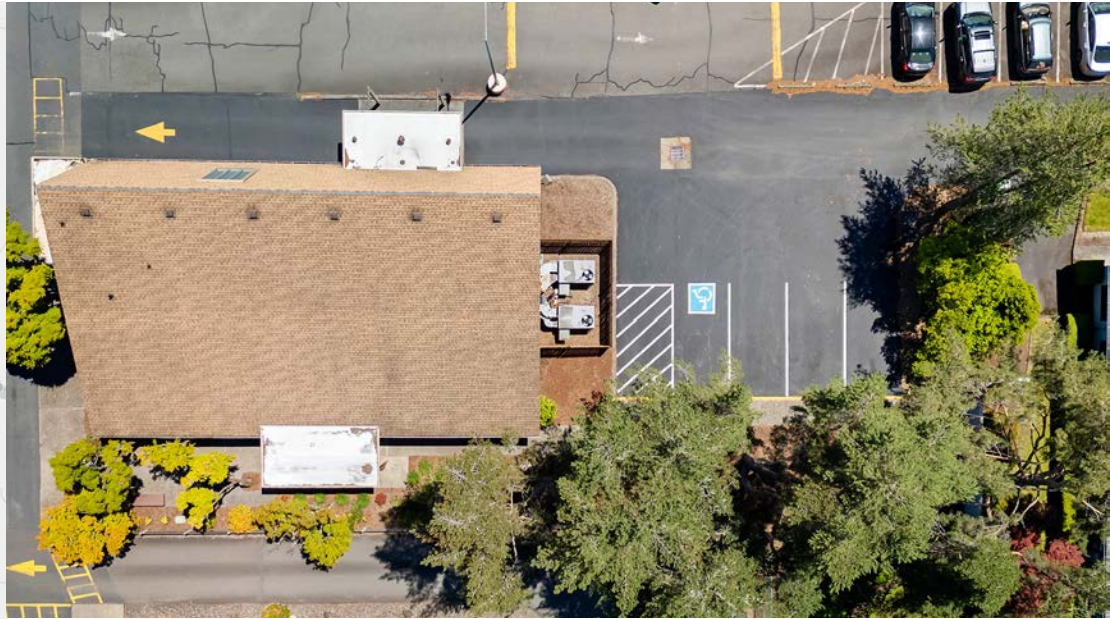
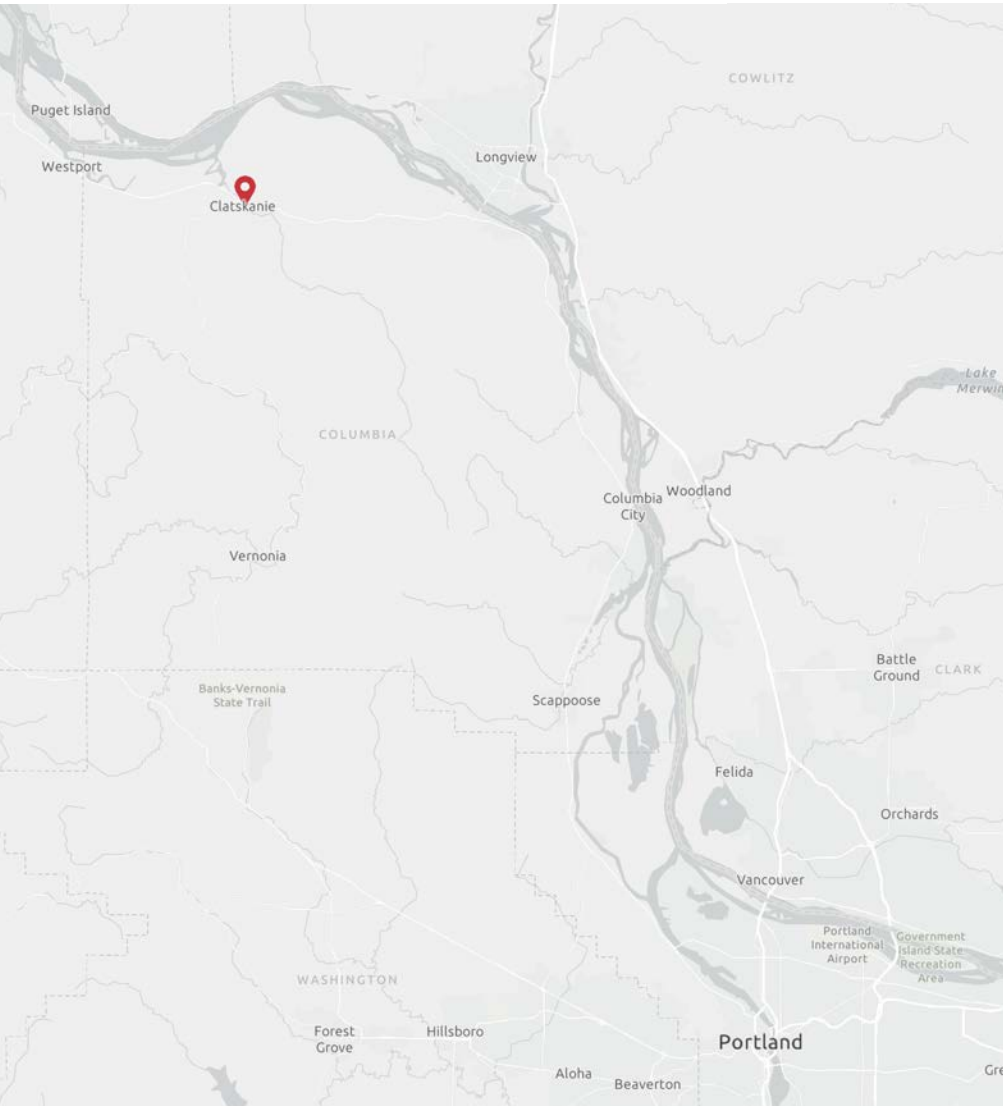
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# Area Map



# Demographics



	3 MILE	7 MILE	10 MILE
2025 TOTAL POPULATION	2,881	6,280	13,291
2030 TOTAL POPULATION	2,931	6,418	13,683
2025 AVERAGE HOUSEHOLD INCOME	\$95,076	\$100,895	\$98,245
2025 MEDIAN HOME VALUE	\$414,532	\$449,894	\$436,382
2025 TOTAL HOUSEHOLDS	1,145	2,538	5,359
2025 DAYTIME POPULATION WORKERS	861	1,088	2,278
2025 SOME COLLEGE OR HIGHER	48%	52%	54%

Source: ©2025 Esri

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